



The White House, Little Stainton, Skipton, North Yorkshire, BD23 3NX

An attractive stone-built Grade II Listed detached property with far-reaching countryside views, including five bedrooms, ample parking, enclosed gardens, all set within the village location of Little Stainton.

NO ONWARD CHAIN

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The White House, Little Stainton, Skipton, North Yorkshire, BD23 3NX

Harrogate 31 miles, Skipton 9 miles, Leeds 35 miles (all distances approximate)

Guide Price: £475,000

- Five bedrooms
- Detached family residence
- Grade II Listed property
- Stunning countryside views
- Beautiful village location
- Characterful property
- No onward chain



General remarks

The White House sits in an enviable position in the village of Little Stainton, this attractive Grade II listed house enjoys far-reaching views across open countryside to the rear and across a pretty lawned garden to the front.

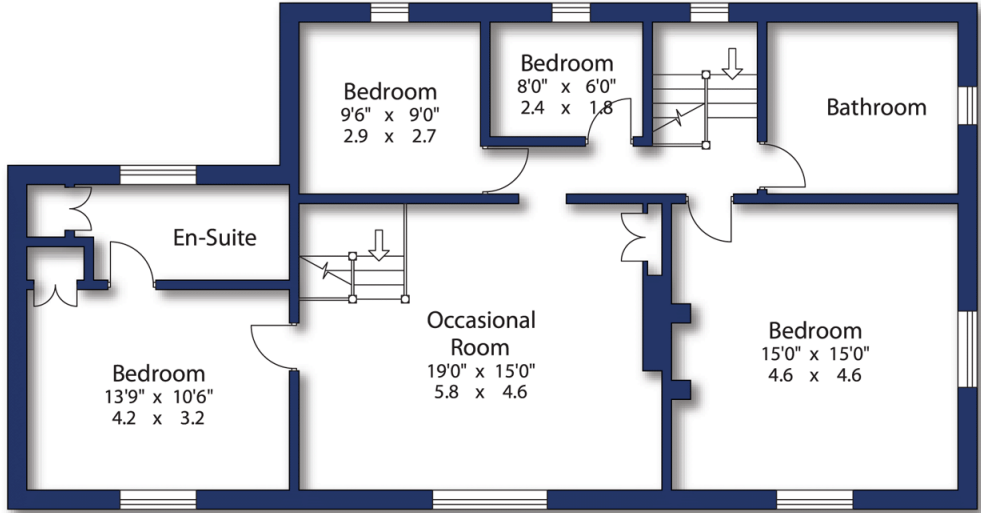
The property is full of characterful period features including exposed oak beams and original fire places, with living accommodation extending to just under 2,500 square feet, arranged over two floors. The ground floor is arranged with two well-proportioned reception rooms, a kitchen, study, boot room and separate utility room.

Stairs lead to the first floor which comprises five bedrooms and two bathrooms (one en suite). All rooms enjoy their own delightful views.

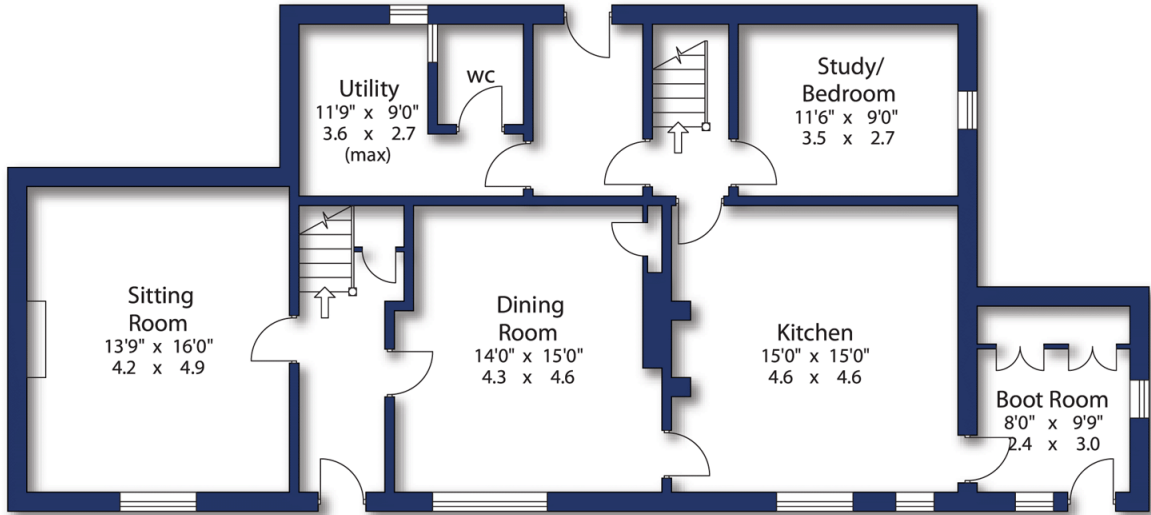
To the rear of the property is a lawned garden with stone paved patio area, perfect for outdoor entertaining.

The historic market town of Skipton is about nine miles to the south with its excellent choice of shops and amenities, and a railway station offering services through to Bradford, Leeds and a daily direct return service to London Kings Cross. Skipton has two excellent selective state schools; Ermysted's Grammar School and Skipton Girls High School.

Floorplans



First Floor



Ground Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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CONTACT US



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Directions

From Skipton take the A59 towards Clitheroe, bearing right at the roundabout shortly after Broughton Hall. Continue ahead through the village of East Marton, and after approximately 1 mile bear right on to Gledstone Road. Follow the road for approximately two miles, then the property will be easily identified by our Dacre, Son and Hartley 'For Sale' board on the left hand side.

What3Words absorbing.upwardly.prime

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Mains electricity. Water is supplied via a private supply. Drainage is through a septic tank shared with next door. Domestic heating is from a gas fired central heating.
- Off street parking is available.

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) available from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Agent's Notes

Please note that this is an unregistered title.

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: SK1240392/BCH/201224/1